

65 87-156-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit an accessory structure height of 25.5 feet in lieu of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

I need to raise the garage so I can park my sweeper truck in it and have room for storage above.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: ARNOLD C. MADDOX
(Type or Print Name)
Signature: *Arnold C. Maddox*
Address: RUTH A. MADDOX
(Type or Print Name)
City and State: *Ruth A. Maddox*
Address: 6878 LESLIE RD. 335-3479
City and State: BALTO. MD. 21220
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: ARNOLD & RUTH MADDOX
Address: 6878 LESLIE RD. 335-3479
City and State: BALTO. MD. 21220
Attorney's Telephone No.: 335-3479

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of October, 1986, at 10:45 o'clock A.M.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 9/19/86
Posted for: Variance
Petitioner: Arnold C. Maddox, et ux
Location of property: 6878 Leslie Rd., 430' S & E of Bird Ave.
Location of Sign: 6878 Leslie Rd. across N. E. corner of property
Remarks: *Arnold C. Maddox*
Posted by: *Arnold C. Maddox* Date of return: 9/19/86
Number of Signs: 1

IN RE: PETITION FOR ZONING VARIANCE
SE/S Leslie Road, 430' S & E of Bird Avenue
(6878 Leslie Road)
15th Election District
Arnold C. Maddox, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-156-A

ORDER OF DISMISSAL

Pursuant to receipt of a written request for withdrawal of the subject Petition, received in the Office of Zoning on November 18, 1986, IT IS ORDERED by the Deputy Zoning Commissioner this 24th day of November 1986, that the above-referenced matter be and is hereby DISMISSED without prejudice.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date: 11/24/86
By: *Arnold C. Maddox*

DESCRIPTION FOR VARIANCE
6878 LESLIE ROAD
15TH ELECTION DISTRICT

Beginning at a point on the southeast side of Leslie Road (30 feet wide) at a distance of 430 feet south and east of Bird Avenue and being Lots 5 and 6 as shown on the plat of "Earl", which is recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 144.

RE: PETITION FOR VARIANCE
SE/S of Leslie Rd., 430' S & E of Bird Ave. (6878 Leslie Rd.)
15th District
ARNOLD C. MADDOX, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-156-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Arnold C. Maddox, 6878 Leslie Rd., Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 24, 1986

Mr. & Mrs. Arnold C. Maddox
6878 Leslie Road
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
SE/S Leslie Road, 430' S and E of Bird Avenue
15th Election District
Case No. 87-156-A

Dear Mr. & Mrs. Maddox:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for withdrawal has been granted, in accordance with the attached Order of Dismissal.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: Mr. Robert J. Bearman
6872 Leslie Road
Baltimore, Maryland 21220
People's Counsel

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-156-A

LOCATION: Southeast Side of Leslie Road, 430 feet South and East of Bird Avenue (6878 Leslie Road)

DATE AND TIME: Tuesday, October 14, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure height of 25.5 feet in lieu of the permitted 15 feet

Being the property of Arnold C. Maddox, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 6, 1986

Mr. Arnold C. Maddox
Mrs. Ruth A. Maddox
6878 Leslie Road
Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE
SE/S Leslie Rd., 430' S & E of Bird Ave.
(6878 Leslie Rd.)
15th Election District
Arnold C. Maddox, et ux - Petitioners
Case No. 87-156-A

Dear Mr. and Mrs. Maddox:

This is to advise you that \$61.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025563

DATE: 10/14/86 ACCOUNT: 21-156-000
SIGN & POST RECEIVED FROM: Mr. Arnold C. Maddox, Jr., 6878 Leslie Rd., Baltimore, Md. 21220
AMOUNT: \$ 61.40
RECEIVED FROM: Mr. Arnold C. Maddox, Jr., 6878 Leslie Rd., Baltimore, Md. 21220
AMOUNTING & POSTING COSTS RE CASE #87-156-A
FOR: 6
VALIDATION OR SIGNATURE OF CASHIER

STEPHEN E. COLLINS
DIRECTOR

September 5, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 63, 64, 65, 66, 67, and 68.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Zoning Item # 65 Zoning Advisory Committee Meeting of 8-26-86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____.
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____.
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy, approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others Proposed addition is less than the required 30' distance from an existing well. It is suggested that the petitioner consider alternative plans.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

August 27, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #65 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arnold C. Maddox, et ux (CRITICAL AREA)
Location: SE/S Leslie Road, 430 feet S and E of Bird Avenue
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- ① All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ② A building and other miscellaneous permits shall be required before the start of any construction.
- ③ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plan and technical data.
- ④ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ⑤ All Use Groups except A-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-1, The Group requires a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1401.2 and Table 1402. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- ⑥ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ⑦ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ⑧ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Filled Use _____ See Section 117 of the Building Code.

NOTE ① The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

② construction requires floor levels 1'-0" above the 100 year flood plain.

③ Comment: The distance separation between 2 buildings on the same lot if less than 12'-0" will require the facing walls to be one hour fire rated construction. Table 401, 5B construction.

④ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. J. Burman, Chief
Building Plans Review

4/27/86

87-156-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
Am. day of September, 1986

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Arnold C. Maddox, et ux
Petitioner's Attorney: _____

Received by: James F. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 65, Zoning Advisory Committee Meeting of 8-26-86

Property Owner: Arnold C. Maddox

Location: S/E/S Leslie Rd. 430' S & E of Bird District 15

Water Supply PRIVATE Sewage Disposal PRIVATE

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

10/14 87-156-A

PAUL H. REINCKE
CHIEF

August 21, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Arnold C. Maddox, et ux (critical area)

Location: SE/S Leslie Road, 430' S and E of Bird Avenue

Item No.: 65

Zoning Agenda: Meeting of 8/26/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

RECEIVED
AUG 23 1986

ZONING OFFICE

August 16, 1986

To whom it may concern;

I would like to request an early hearing date so that I may enlarge my garage for storage of my sleeping truck before winter.

Item #65

[Signature]
Ruth Maddox
6878 Leslie Road
Baltimore, Md. 21220



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

October 7, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. James D. Wilson
Mrs. Helen E. Wilson
11501 Belair Road
Kingsville, Maryland 21087

RE: PETITION FOR SPECIAL HEARING
SE/S of Belair Rd., 1020' NE of the c/1
of Mt. Vista Rd.
11th Election District
James D. Wilson, et ux - Petitioners
Case No. 87-157-SPH

Dear Mr. and Mrs. Wilson:

This is to advise you that \$62.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OF THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025866

DATE 10/14/86 ACCOUNT 01-615-000

SIGN & POST RETURNED

AMOUNT \$ 62.60

Mr. James D. Wilson, 11501 Belair Rd., Kingsville, Md. 21087

RECEIVED FROM

ADVERTISING & POSTING COSTS RE CASE #87-157-SPH

FOR: BPN5*****025866 8144F

VALIDATION OR SIGNATURE OF CASHIER

Mr. James D. Wilson
Mrs. Helen E. Wilson
11501 Belair Road
Kingsville, Maryland 21087

September 8, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE/S of Belair Rd., 1020' NE of the c/1
of Mt. Vista Rd.
11th Election District
James D. Wilson, et ux - Petitioners
Case No. 87-157-SPH

TIME: 11:15 a.m.

DATE: Tuesday, October 14, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025867

DATE 9/18/86 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM James D. Wilson

FOR: Public Hearing & Special Hearing 11th Ed. 8/18/86

8 BPN5*****025867 8144F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-154-SPH, 87-155-SPH, 87-157-SPH and 87-163-SPH

In view of the subject of these petitions, this office offers no comments.

Norman E. Gerber
Director

NEG:JGH:sim

RECEIVED
SEP 19 1986
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. James D. Wilson
11501 Belair Road
Kingsville, Maryland 21087

RE: Item No. 68 - Case No. 87-157-SPH
Petitioners: James D. Wilson, et ux
Petition for Special Hearing

Dear Mr. Wilson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: William E. Doyle
5312 Emerald Drive
Sykesville, Maryland 21784

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 1986

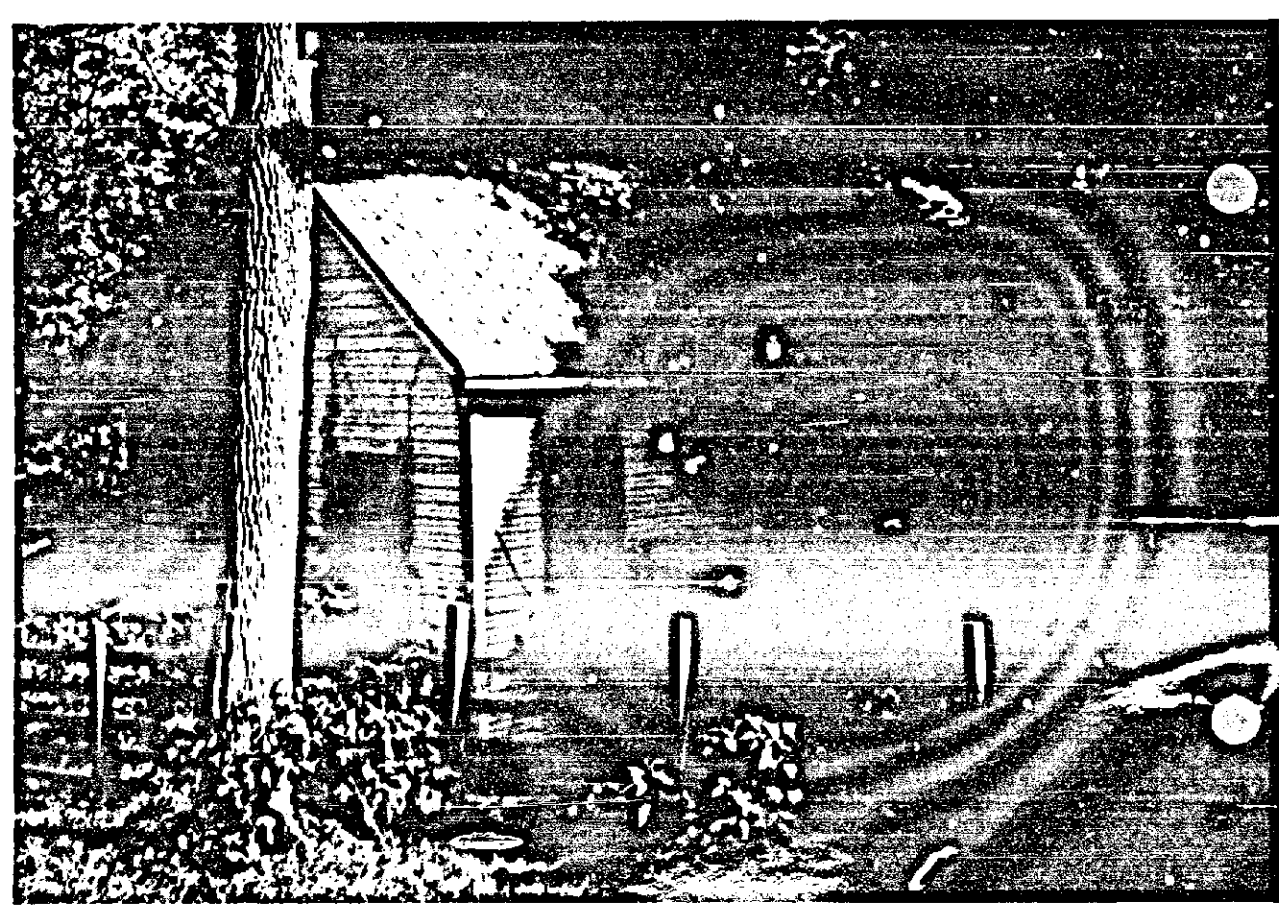
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 25, 1986.

THE JEFFERSONIAN,

Sharon Sludewski Obeid
Publisher

Cost of Advertising
24.75

PETITION FOR SPECIAL HEARING
11th Election District
Case No. 87-157-SPH
LOCATION: Southeast Side of Belair Road, 1020 feet Northeast of the centerline of Mt. Vista Road.
DATE AND TIME: Tuesday, October 14, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Hearing to approve the restoration of a nonconforming use as a tenant house and the construction of a one-story, one-room addition.
Being the property of James D. Wilson, et ux, as shown on the plat filed with the Zoning Office.
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
9/23/86



This shadow was a piece of paper stuck in the camera



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. Jeanie Jung
Deputy Zoning Commissioner
FROM: John McRae, Jr., ZPH
SUBJECT: 11501 Belair Road

I visited the James Wilson premises at 11501 Belair Road on October 20. Its Greek Revival portico somehow fits well with the basic Victorian gothic house. The tenant house is fairly small, somewhat like a small rural school or a play house. It is closer to the main house than the other buildings, a natural satellite of the main house. It is just outside a fenced area that may be a dog yard, NE of the main house. The spring house is beyond salvage--and probably has been in ruin a long time before the present ownership. Its roof is a collapsed pile of insect-chewn timber. The other structure is a noticeable distance to the rear of the house in a sort of wooded or scrubby overgrown area; it is a wagon shed or open stable, one story plus loft, vertical board and batten, possibly suitable for sheltering cars.

The tenant house is built with victorian-period narrow siding, or Swedish siding, fairly rare stuff. This entire site is very nice. Victorian houses in stone are fairly rare--especially the relatively simple, cross-gabled variety, which are usually built of wood.

My black-and-white negatives should be back on Wed., Oct. 22.

RECEIVED
OCT 21 1986
ZONING OFFICE



Maryland Department of Transportation
State Highway Administration

RECEIVED
SEP 5 1986
ZONING OFFICE

William K. Hollmann
Secretary
Hal Kassoff
Administrator

September 2, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: James Dyer

RE: Baltimore County
Item #68
Property Owner: James D. Wilson, et ux
Location: SE/S Belair Road (Route 1-N)
1020 ft. NE MT Vista Lane
Existing Zoning: R.C. 5
Proposed Zoning: Special
hearing to approve the restoration of the tenant house located at 11501 Belair Road and the construction of a 12' x 12' one story, one-room addition thereon
Area: 2.595 acres
District: 11th

Dear Mr. Jablon:

On review of the submittal, the State Highway Administration will require the site plan to be revised. The revised plan must show a proposed 110' right-of-way (55' half section) for Belair Road Maryland Route 1-N, centered on the existing centerline of Belair Road.

We feel the restoration work will have no effects on future, since the nearest building is 150' from the centerline at Belair Road.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogile My telephone number is 301-659-1354
attachment Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-048, D.C. Metro - 1-800-422-5282 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

The Times

Middle River, Md., Sept 25, 1986

This is to Certify, That the annexed
Petition for Special Hearing
Case No. 87-157-SPH
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of

of successive
weeks before the 25th day of
Sept, 1986
Publisher.

Petition for Special Hearing
11th Election District
Case No. 87-157-SPH
LOCATION: Southeast Side of Belair Road, 1020 feet Northeast of the centerline of Mt. Vista Road.
DATE AND TIME: Tuesday, October 14, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Hearing to approve the restoration of a nonconforming use as a tenant house and the construction of a one-story, one-room addition.
Being the property of James D. Wilson, et ux, as shown on the plat filed with the Zoning Office.
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
9/23/86

87-157-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

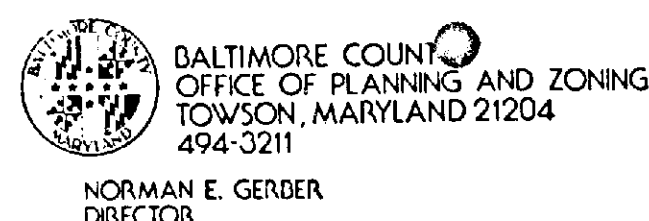
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
8th day of September, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: James D. Wilson, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 15, 1986

Re: Zoning Advisory Meeting of AUGUST 26, 1986
Item # 68
Property Owner: JAMES D. WILSON, et ux
Location: SE/S BELAIR ROAD, 1020' NE Mt. Vista Lane
MT VISTA LAKE

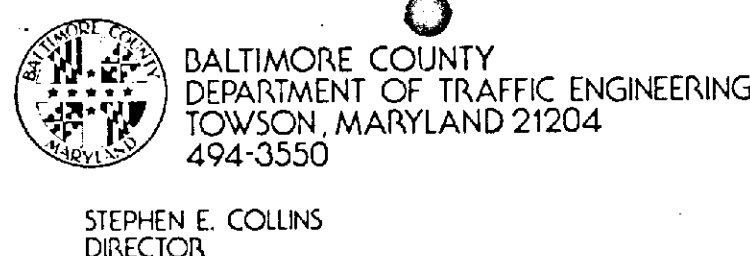
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 63, 64, 65, 66, 67, and 68.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 68, Zoning Advisory Committee Meeting of 8-26-86
Property Owner: James D. Wilson et ux
Location: SE/S Belair Rd. NE Mt. Vista Lane District 11
Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 68, Zoning Advisory Committee Meeting of 8-26-86
Page 2

- (X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been/must be) conducted.
() The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____.
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: petitioner must submit a plat detailing location of all underground sewage disposal systems

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



PAUL H. REINCKE
CHIEF

August 21, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: James D. Wilson, et ux

Location: SE/S Belair Road, 1020' NE Mt. Vista Lane

Item No.: 68

Zoning Agenda: Meeting of 8/26/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

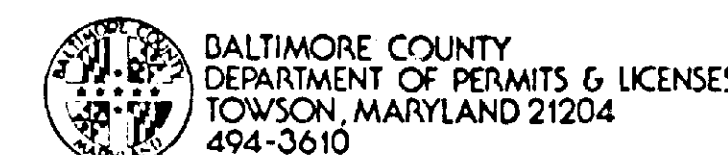
- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1978 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved:
Planning Group
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

August 27, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 68 Zoning Advisory Committee Meeting are as follows:

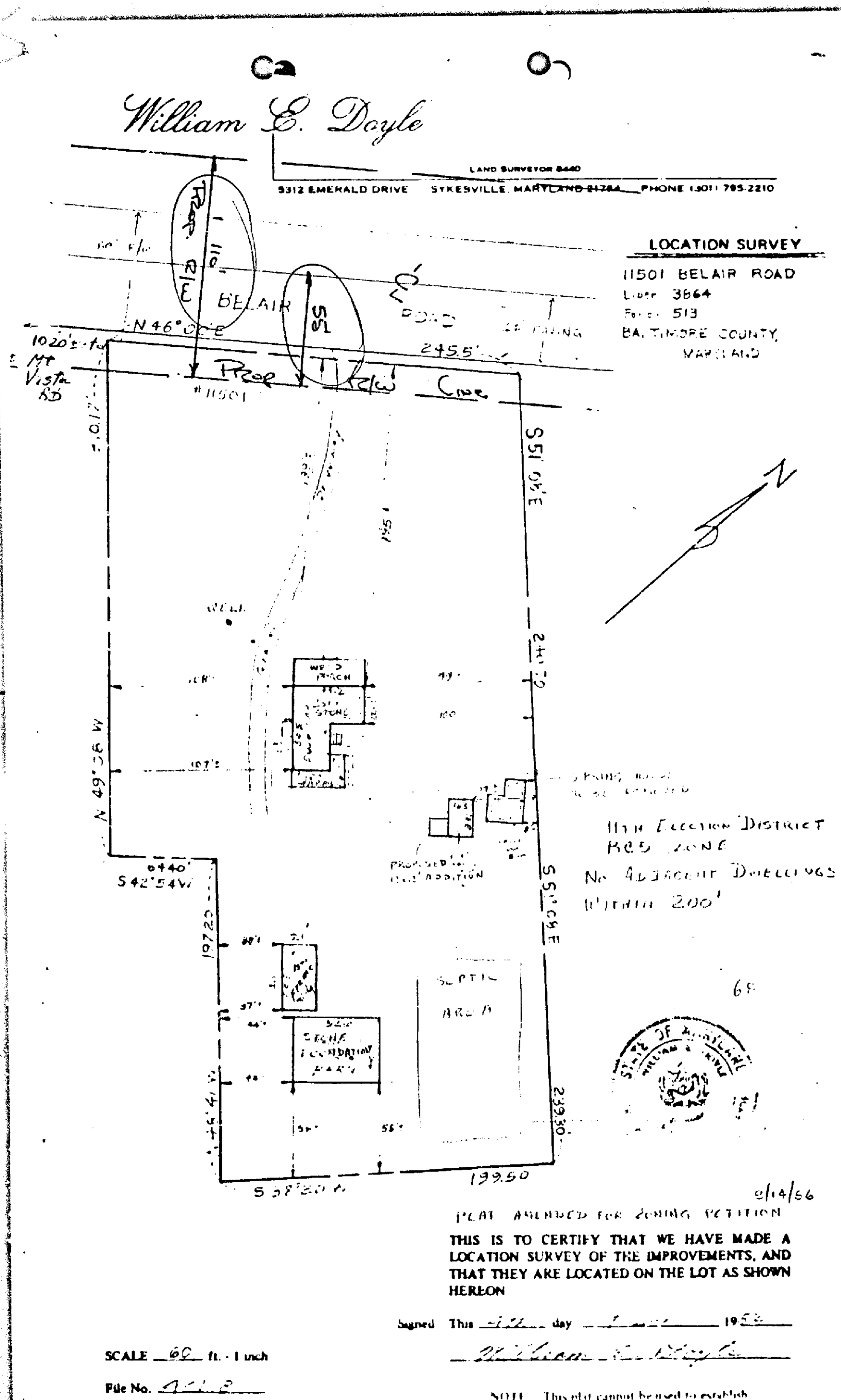
Property Owner: James D. Wilson, et ux
Location: SE/S Belair Road, 1020 Feet NE Mt. Vista Lane
District: 11th.

APPLICABLE ITEMS ARE CHECKED:

- (X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Age (A.D.A. #11-1-1-1980) and other applicable Codes and Standards.
- (X) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All the Groups except 4-1, Single Family Detached Buildings require a minimum of 3 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. For the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up on interior lot line shall require a fire or party wall. See Table 101, Section 100.1 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- J. Comments: _____
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 117 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burman
Charles E. Burman, Chief
Building Plans Section

4/27/86



11-18-2015 DIST 11 MAP 063 BLOCK 12 PARCEL 03373 USE B AREA									
STATE STAMP CONSIDERATION CAPITALIZED G.E. CHECKED BY T.S.									
WILSON JAMES D/HELEN E 11501 BELAIR RD KINGSVILLE, MD 21087									
TRANSFER NO. TRANSFER DATE LMS FOLIO									
36376 9 10/22/82 6446 538									
FROM HOUSE NO. LOTS PLAT BOOK FOLIO BOOE HO SECTION									
UNOFTN OF SKLET HOUSE RD.									
FULL VALUE SUMMARY YEAR 1981-01-01 YEAR 1982-03 FCV									
Land 12,145 21,150 33570									
Buildings (other) 23,000 51,110 69570									
TOTAL 12,145 13,760 103140									
Assessed By 15 S									
Date 9/3/91 W/H/PY									
Date of Notice DEC 7 91									
New Owner Notice									
Protested									
Date of Hearing									
Final Notice									
Higher Appeal									
Value Changed 9277									
Posted By JL									
LAND VALUATION									
Acres/Lot Size Year Year Year Year Year Year Year Year									
Class Acres Rate Value Rate Value Rate Value Rate Value Rate Value Rate Value									
Effective Frontage Homestead 1 2000 2000									
Effective Depth Secondary									
Depth Factor Tertiary 1.5% 6000 9570									
Vacancy Allowance Other									
Land Valuation 33570									
Remarks									

[illegible]